



## Okanagan Lifestyle Park Models

Standard Features and Specifications for Extra Value and Convenience

### Exteriors

- ▶ The "Lifestyle Series" are a True 12' Wide
- ▶ Maintenance Free *Royal Crest* Vinyl Siding and Trim
- ▶ 20 Year Citadel Shingles
- ▶ 6/12 Roof
- ▶ 12" Fixed Overhang on Eaves
- ▶ Vinyl Trim on All Windows and Doors
- ▶ Porch Lights at all Exterior Doors
- ▶ 6-Panel Insulated Exterior Door w/ Deadbolt & Peephole at Rear Entry
- ▶ Steel Storm Door with Window and Screen at Rear Entry
- ▶ Energy Efficient White Thermopane Patio Door at Front Entry
- ▶ Thermopane PVC Windows with Screen and Safety Latch by *NAP*
- ▶ 2x4 Exterior Walls @ 16" o.c.
- ▶ 5/8" Floor Decking - Screwed and Glued
- ▶ 2x6 Floor Joists @ 16" o.c.
- ▶ Box Steel Frame with Detachable Hitch
- ▶ Tri-axle
- ▶ Weatherproof Outside Receptacle Protected with *G.F.I.*
- ▶ Frost Free Exterior Tap
- ▶ Separate Heat Tape Receptacle at Water Heater
- ▶ Insulation by *Johns Mansville* - Ceiling R-20, Walls R-12, Floors R-20

### Interiors

- ▶ 4/12 Pitch Cathedral Ceiling Throughout Room, Kitchen and Dinette
- ▶ Textured Ceilings
- ▶ Carpet in Living Room
- ▶ Linoleum Elsewhere

- ▶ White Light Fixture Package
- ▶ Light Bulbs in all Fixtures
- ▶ Polished Brass Door Knobs on All Doors
- ▶ Wire Shelving Over Washer/Dryer Area
- ▶ Drapes on Living Room, Dinette and Kitchen Windows
- ▶ Venetian Blinds on all Bedroom Windows

### Kitchen

- ▶ Rangehood with Two Speeds and Light, Vented to Exterior
- ▶ Stainless Steel Kitchen Sink
- ▶ Modular Cabinets with Flat Panel Doors
- ▶ Tile Backsplash
- ▶ GE 18 Cu. Ft. 2-Door Frost Free Refrigerator
- ▶ GE 30" Self Clean Gas Range

### Bathroom

- ▶ One Piece Tub and Shower w/ dual handle faucet
- ▶ Shower Liner and Rod in Bathroom
- ▶ Tile Backsplash
- ▶ Exhaust Fan in Bathroom
- ▶ *G.F.I.* Protected Receptacle in Bathroom
- ▶ Privacy Locks on Bathroom Door

### Utilities

- ▶ 30 Gallon Electric Water Heater
- ▶ Natural Gas Furnace with Auto Ignition
- ▶ Smoke Detectors as per code
- ▶ Plumbed and Wired for Washer and Dryer
- ▶ Dryer Vent Kit
- ▶ Built to CSA Z240 Code

March 22, 2002

The Manufacturer reserves the right to change specifications or designs without notice and without incurring obligation. Information contained herein is from data available at the time of printing.



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OCT 29/05

CUSTOM MODEL SCHEDULE "B" Page 1 of 1

QUOTE FOR JIM EAMON ON PARK MODEL PM - 4453

INCLUDES ALL STANDARD FEATURES OF THE PARK MODEL SERIES OF HOMES PLUS  
ALL THE OPTIONS LISTED ON THE SPREAD SHEET

**ALSO INCLUDES**

DELIVERY TO YOUR SITE AT BASTION RANCH  
BLOCK AND LEVEL  
HOOK UP WATER AND SEWER  
REGISTRATIONS  
SKIRTING  
ADAPTER HOOKUPS TO A/C UNIT INCLUDED  
ALL APPLICABLE TAXES  
UNIT WILL BE BUILT TO CSA- Z241 BUILDING CODE

BASE PRICE OF HOME	\$56,761.00
OPTIONS	<u>\$13,270.00</u>
PRICE OF HOME INCL OPTIONS	\$70,031.00
PST 7%	\$4,902.17
GST	<u>\$4,902.17</u>
GRAND TOTAL	\$79,835.34

**NOT INCLUDED**

ALL ELECTRICAL HOOKUPS INCLUDING HOOKUP OF A/C UNIT ARE NOT INCLUDED  
ALL HOOKUPS OF PROPANE OR NATURAL GAS NOT INCLUDED

BALANCE OF FUNDS TO BE FORWARDED 10 DAYS PRIOR TO DELIVERY TO:

WAYNE M. LETOURNEAU B.Sc.(Agr)  
NOTARY PUBLIC,  
102 Hudson Ave N.E.  
P.O Box 3009,  
Salmon Arm, B.C. V1E 4R8  
PHONE (250) 832 - 9319  
FAX. (250) 832 -9788

FUNDS TO BE RELEASED UPON COMPLETION OF DELIVERY ANY SETUP AND A  
WALKTHROUGH OF THE UNIT IS COMPLETED BY THE PURCHASER AND THE  
SELLER TO COMPILE A LIST OF DEFICIENCIES (IF ANY) AND AGREE ON A  
REASONABLE TIME TO REPAIR OR REPLACE ANY DEFICIENCIES THAT MAY HAVE  
BEEN FOUND.

SIGNED THIS \_\_\_\_\_ DAY OF NOVEMBER,2005

\_\_\_\_\_  
JAMES EAMON

\_\_\_\_\_  
GARY STEFFEN FOR 443650 B.C. LTD

List of contents that could go with unit

Portable air conditioner

Side table beside couch

Two lamps near couch

TV table, 26" flat screen TV and dvd player

Couch with fold out bed

Arm chair

Three stools

Kitchen table (the blue kitchen chairs can't go with unit – my kids painted them)

Twin bed and frame in second bedroom with roll out bed underneath

Cabinet in second bedroom

Queen bed and frame in main bedroom, and roll out storage shelf underneath

Small side table in main bedroom

Picture in main bedroom

Fridge

Stove

All window coverings

Waste baskets/waste containers

Sign about shuswap over patio door

Two red suns on exterior of unit

Patio table and chairs

Wood firepit

Patio stones on lot

Mats at main door and patio door

Kenmore vacuum cleaner (assuming I can get the sock I sucked into it last week out of it ...)

Mop/bucket if wanted

Things I would take with me

My tools and supplies, contents of shed, my portable bbq and portable tanks, other pictures or wall hangings, the metal sun on exterior of unit, I would take with me

Plates/cups/dishes? A few coffee cups and glasses I collected over the years, I want.

The generic plates, bowls, pots, pans, cutlery, plastic pitchers (2), kettle, waffle iron, roasting pan, ok to leave with unit.

Other

NOTE: the main propane tank is rented from an outfit in Blind Bay – Jade Mountain Propane. I paid the annual rent till May 2019. The tank is about 60% full, says the gauge. The regulator belongs to me. If they can transfer the tank rental, I'll leave the regulator with it. If not, I'll call the rental company to remove the tank and attached regulator.

NOTE: Units are separately metered for electricity and will have to arrange to transfer electric with BC Hydro. The water and sewer are from the RV Park.